



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0160	<b>Site Name:</b> Land south of  <b>Site Address:</b> Mackworth College Site  Derby	<b>Site Description:</b> Open green fields, playing fields/sports pitches.		
		<b>Current Use:</b> College playing fields.		
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 7.75		
<b>Site allocation:</b> Non Specific		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Medium		7.75	0	
<b>Access to services:</b> Nearest Neighbourhood Centres at Prince Charles Avenue and Humbleton Drive. Murray Park School is within walking distance across the Green Wedge.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant history			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> E2 Green Wedges, L6, Sports Pitches and Playing Fields				
<b>Physical constraints (i.e. topography):</b> Possible need to relocate playing fields.				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> Access onto the local road network can be made at several points.				

**Ownership constraints:**

None. The site is being promoted by owners.

**Other:**

None known.

### SITE VIABILITY

**Are the constraints able to be overcome?**

Would require policy review to remove green wedge allocation. May require relocation of playing pitches.

**Economic viability issues:**

This type of greenfield site it should be viable

### DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	0	0	220

**Site suitable?** Potentially                      **Site available?** Yes                      **Site achievable?** Yes

**Deliverable dwellings:**                      0                      **Developable dwellings:**                      0

**Summary**

This is a greenfield site in the Green Wedge at Mackworth and is south west of the Derby College site and in College ownership.

A separate brownfield site adjacent to this one, where the former college is, has planning permission for residential uses and is under construction..

Access to the site can potentially be made from several points off Collingham Gardens and Prince Charles Avenue but may depend on the brownfield part coming forward first. The nearest neighbourhood facilities are at Prince Charles Avenue and Humbleton Drive. Schools are located at Murray Park to the south across the Green Wedge and Brackensdale Infant and Junior Schools in Mackworth.

This site would not be appropriate for residential development under current Green Wedge policy and the land is also currently used as playing fields which may need replacing elsewhere if they are lost to development.

Although the site is considered to be achievable and available, its suitability is subject to policy review and the location being accepted in terms of its sustainability. The promoters have indicated that there is high developer interest.

The promoted site includes some open space so its capacity for the purposes of the SHLAA is thought to be around 220 dwellings at medium density.